091.0	0012	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,244,000 / 1,244,000
					USE VALUE:	1,244,000 / 1,244,000
					ASSESSED:	1,244,000 / 1,244,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUIOGUE HERBERT & IVORY
Owner 2:	
Owner 3:	
Street 1:	26 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02492

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 3210 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6073.000	822,500		421,500	1,244,000
Total Card	0.139	822,500		421,500	1,244,000
Total Parcel	0.139	822,500		421,500	1,244,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.54 /Parcel: 387.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59117

GIS Ref

GIS Ref

Insp Date 07/25/17

!7449!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0012-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	822,500	0	6,073.	421,500	1,244,000		Year end	12/23/2021
2021	101	FV	796,300	0	6,073.	421,500	1,217,800		Year End Roll	12/10/2020
2020	101	FV	794,900	0	6,073.	421,500	1,216,400	1,216,400	Year End Roll	12/18/2019
2019	101	FV	675,600	0	6,073.	427,600	1,103,200	1,103,200	Year End Roll	1/3/2019
2018	101	FV	384,500	0	6,073.	319,200	703,700	703,700	Year End Roll	12/20/2017
2017	101	FV	150,400	0	6,073.	289,100	439,500	439,500	Year End Roll	1/3/2017
2016	101	FV	150,400	0	6,073.	277,000	427,400	427,400	Year End	1/4/2016
2015	101	FV	149,600	0	6,073.	234,900	384,500	384,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:35:32

LAST REV

Date	Time
11/01/18	16:43:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7449

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	70108-227		10/20/2017		1,170,000	No	No		
FITZGERALD MICH	68407-529		11/15/2016	Estate/Div	500,000	No	No		
FITZGERALD MICH	60673-255		12/7/2012	Convenience	1	No	No		
	13043-420		8/24/1976		42,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2017	199	Addition	350,000	O				Add 2nd Level see
2/10/2017	138	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2018	SQ Returned	EMK	Ellen K
7/25/2017	Permit Visit	DGM	D Mann
7/25/2017	Meas/Inspect	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
9/27/2016	Meas/Inspect	DGM	D Mann
12/10/2008	Meas/Inspect	163	PATRIOT
4/3/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6073		Sq. Ft.	Site		0	70.	0.99	5									421,535						421,500	

Total AC/HA:	0.13942	Total SF/SM:	6073	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,535	Spl Credit		Total:	421,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Dark Gray		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03391218
Const Adj.:	1.34986496
Adj $ / SQ:	181.433
Other Features:	111876
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824134
Depreciation:	1648
Depreciated Total:	822485

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

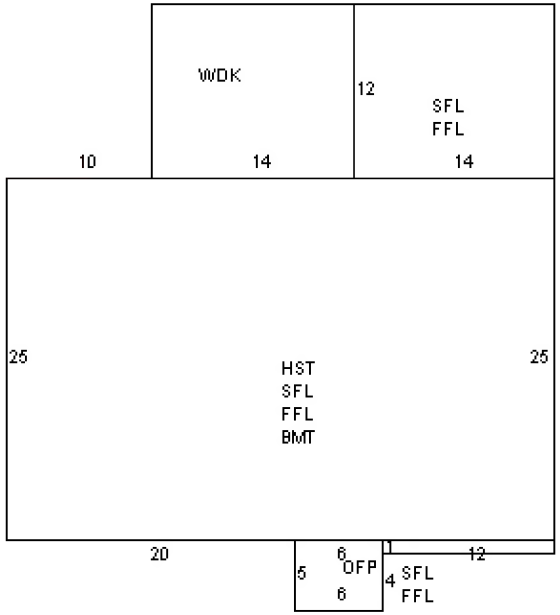
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	219.53
Special Features:	0	Val/Su Net:	211.82
Final Total:	822500	Val/Su SzAd	300.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	181.430	205,020
SFL	Second Floor	1,130	181.430	205,020
BMT	Basement	950	72.120	68,514
HST	Half Story	475	181.430	86,181
WDK	Deck	168	16.130	2,711
OFP	Open Porch	30	59.390	1,782

Net Sketched Area:	3,883	Total:	569,228
Size Ad	2735	Gross Area	4358	FinArea	3210
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0012-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	